099.0	0001	0005.E	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,500 / 717,500
					USE VALUE:	717,500 / 717,500
					ASSESSED:	717,500 / 717,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL MARK J & JAMI J
Owner 2:	
Owner 3:	
Street 1:	116 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUTNAM HILARY -
Owner 2:	-
Street 1:	116 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,250 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Asbestos Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13250.000	145,300		572,200	717,500
Total Card	0.304	145,300		572,200	717,500
Total Parcel	0.304	145,300		572,200	717,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.71 | /Parcel: 390.7

Legal Description

User Acct 64254

GIS Ref

GIS Ref

Insp Date 09/29/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0001-0005.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	145,500	0	13,250.	572,300	717,800	717,800	Year End Roll	12/18/2019
2019	101	FV	134,200	0	13,250.	580,400	714,600	714,600	Year End Roll	1/3/2019
2018	101	FV	134,200	0	13,250.	433,300	567,500	567,500	Year End Roll	12/20/2017
2017	101	FV	134,200	0	13,250.	392,400	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	129,800	0	13,250.	376,100	505,900	505,900	Year End	1/4/2016
2015	101	FV	129,100	0	13,250.	318,800	447,900	447,900	Year End Roll	12/11/2014
2014	101	FV	129,100	0	13,250.	302,500	431,600	431,600	Year End Roll	12/16/2013
2013	101	FV	188,400	0	13,250.	287,800	476,200	476,200		12/13/2012

!8002!

PRINT

Date	Time
12/10/20	22:35:44

LAST REV

Date	Time
05/11/17	08:26:28
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUTNAM HILARY,	58880-246		4/12/2012		385,000	No	No		
PUTNAM HILARY	27398-576		6/19/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	64254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2015	1755	Redo Kit	10,000					
11/12/2002	951	Redo Bat	15,000					
9/18/1992	453	Manual	3,000					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2016	Left Notice	DGM	D Mann
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
7/12/2012	MLS	EMK	Ellen K
12/4/2008	Meas/Inspect	372	PATRIOT
10/20/1999	Meas/Inspect	256	PATRIOT
8/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13250		Sq. Ft.	Site		0	70.	0.62	5									572,249						572,200	

Total AC/HA: 0.30418 | Total SF/SM: 13250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,249 | Spl Credit | Total: 572,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	48.1	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95266461
Adj $ / SQ:	122.179
Other Features:	79195
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279998
Depreciation:	134679
Depreciated Total:	145319

COMMENTS

643-9140, OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

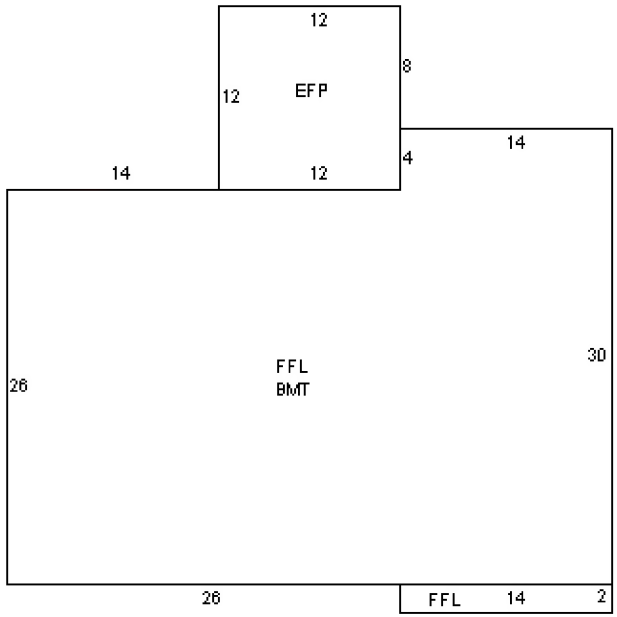
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.18
Special Features:	0	Val/Su Net:	61.46
Final Total:	145300	Val/Su SzAd	129.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,124	122.180	137,329
BMT	Basement	1,096	52.140	57,145
EFP	Enclos Porch	144	43.950	6,328

Net Sketched Area:	2,364		Total:		
Size Ad	1124	Gross Are	2796	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0001-0005.E

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: